

Introduced by

2015 APR 16 AM 3:02

Approved as to Form and Legality



Councilmember

Office of the City Attorney

OAKLAND CITY COUNCIL

Resolution No. 85 538 C.M.S.

RESOLUTION CONDITIONALLY APPROVING A FINAL MAP FOR TRACT NO. 7621 PHASE 1 LOCATED AT 845 EMBARCADERO FOR A SEVEN LOT SUBDIVISION FOR ZARSION-OHP I LLC

WHEREAS, ZARSION-OHP I LLC, a California limited liability company (no. 201309910387, "Subdivider"), is the subdivider of seven (7) parcels identified by the Alameda County Assessor as APNs 018-0465-002-07, 018-0465-002-11, 018-0465-002-08, 018-0470-002-05, 018-0460-004-13, 018-0465-002-13, 018-0460-004-014, 018-0465-002-14, 018-0465-002-16, 018-0470-002-07, 018-0470-002-17 and 018-0470-002-08, and by the Alameda County Clerk-Recorder as Tract No. 7621, Phase 1, and by the City of Oakland as 845 Embarcadero; and

WHEREAS, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract No. 7621, Phase 1 through State of California Patent and Trust Termination, series no. 20133203239, recorded June 10, 2013, a State of California Patent and Reservation of Public Trust, series no. 20133203243, recorded June 10, 2013 and two grant deeds, series no. 2013203240, recorded June 10, 2013, and series no. 2013203242, recorded June 10, 2013, by the Alameda County Clerk-Recorder; and

WHEREAS, said seven (7) parcels are comprised of a portion of Parcel 3 (S/B2) and all of Parcel 4 (S/A) as said parcels are described in State of California Patent and Trust Termination, series number 2013203239, recorded on June 10, 2013, a portion of Parcel 4 (P/B1) as said parcel is described in grant deed, series number 2013203240, recorded on June 10, 2013, a portion of parcel 1 (P/R1) and all of Parcel 2 (P/T1) as said Parcels are described in grant deed, series number 2013203242, recorded on June 10, 2013, and a portion of Parcel 1 (T/R2) and a portion of Parcel 2 (T/T2) as said Parcels are described in the State of California Patent and Reservation of Public Trust Easement, series number 20133203243, recorded on June 10, 2013; and

WHEREAS, Oakland Harbor Partners, LLC applied to the City of Oakland for a Vesting Tentative Tract Map (VTTM 7621) to subdivide said platted land; and

WHEREAS, on March 15, 2006, the Planning Commission approved Vesting Tentative Tract Map No. 7621 and related land use entitlements, and certified the Environmental Impact Report (EIR) for the Oak to Ninth Mixed Use Development Project (Oak to Ninth); and

WHEREAS, on June 20, 2006, the City Council adopted Resolution No. 79983 C.M.S. approving Vesting Tentative Tract Map No. 7621 for Oak to Ninth; and

WHEREAS, on July 18, 2006, the City Council authorized a number of actions to approve Oak to Ninth, including adoption of Resolution No. 79981 C.M.S. to certify the EIR; and

WHEREAS, the Development Agreement for Oak to Ninth, now known as the Brooklyn Basin project, was authorized by Ordinance No. 12760 C.M.S. on July 18, 2006, and transferred and assigned to the Subdivider by Resolution No. 84934 C.M.S. on April 22, 2014; and

WHEREAS, the Development Agreement, as amended by the First Administrative Amendment to the Development Agreement, provides that the Brooklyn Basin project will be constructed in phases and that multiple Final Maps may be filed for the associated subdivision; and

WHEREAS, on January 20, 2009, the City Council adopted Resolution No. 81769 C.M.S. to, among other things, recertify the Oak to Ninth Project EIR as revised; and

WHEREAS, the Subdivider now seeks approval of the Final Map for Phase 1 of the development; and

WHEREAS, the Subdivider has presented a proposed Final Map for Phase 1 of the development to the City, identified as Final Map No. 7621 (Phase 1), which proposes the subdivision of three (3) developable parcels identified as Parcels A, B, and C, two (2) parcels for public right-of-way easement and public utility easement purposes identified as Parcels X1 and X4, and two (2) parcels as public utility easements identified as Parcels X2 and X3, and the irrevocable offer of dedication to the City of Oakland of new public utility easements and new public right of way easements; and

WHEREAS, the City Engineer of the City of Oakland has determined that:

- the Final Map for Tract No. 7621, Phase 1, delineated diagrammatically in *Exhibit A* attached hereto and incorporated herein, is in substantial compliance with the approved Vesting Tentative Map along with Parcel Map Waiver PLN14151 approved June 11, 2014 which created developable Parcels F and G, and Parcel T for public right-of-way purposes; and
- the Final Map for Tract No. 7621, Phase 1, complies in all manners with the provisions of California Government Code sections 66410 et seq. (Subdivision Map Act) and the City of Oakland's local subdivision ordinance (Oakland Municipal Code, Title 16 - Subdivisions); and

WHEREAS, pursuant to California Business and Professions Code section 6731, the City Engineer has further determined that the Final Map is technically correct and accurately delineates the proposed metes and bounds of the property boundaries separating the proposed

seven (7) lots and the proposed dedicated easements, the limits of which have been established by a field boundary survey performed by a competent Land Surveyor, who is licensed by the State of California to practice land surveying, and can be re-established from the monuments, property corners, radii, bearings, and distances shown on the Final Map for Tract No. 7621, Phase 1; and

WHEREAS, the Subdivider has employed a competent design professional, who is licensed by the State of California to practice civil engineering, to prepare plans and specifications for the construction of required surface and subsurface public infrastructure improvements in the public right of way; and

WHEREAS, the City Engineer has approved infrastructure permit no. PX1400059 and the Subdivider's plans and specifications for construction of the required public infrastructure improvements, attached hereto as *Exhibit B* and incorporated herein; and

WHEREAS, through a separate companion Resolution, staff is seeking authorization to enter into a Subdivision Improvement Agreement with the Subdivider pursuant to Government Code section 66462 and Oakland Municipal Code section 16.20.100, as a condition precedent to approval of the Final Map for Tract No. 7621, Phase 1, to assure the timely construction, unconditional warrantee, and prescribed maintenance of all required public infrastructure improvements; and

WHEREAS, pursuant to Government Code section 66499 et seq. and Oakland Municipal Code section 16.20.100, the Subdivider has deposited adequate security in the form of surety bonds to secure the Subdivider's performance of the required public infrastructure improvements identified in the Subdivision Improvement Agreement; and

WHEREAS, the City's approval of a final subdivision map is a ministerial action that is exempt from the requirements of CEQA pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268; now, therefore, be it

RESOLVED: That the Final Map for Tract No. 7621, Phase 1, conforms to all the requirements in Government Code sections 66410 et seq. (Subdivision Map Act), Title 16 of the Oakland Municipal Code, and CEQA, and is hereby conditionally approved; and be it

FURTHER RESOLVED: That the dedication of two parcels for public right of way easement and public utility easement purposes and two parcels as public utility easements as delineated on the Final Map is hereby conditionally accepted; and be it

FURTHER RESOLVED: That the approval of the Final Map and the acceptance of said dedications are conditioned upon completion to the satisfaction of the City Engineer of public infrastructure improvements, as required by the Subdivision Improvement Agreement; and be it

FURTHER RESOLVED: That the Subdivider shall be responsible until the expiration of the warrantee period for the installation, maintenance, repair, and removal of all infrastructure improvements within said easements as delineated on the Final Map, including but not limited to

roadway pavement, sidewalks, curbs, gutters, trees and landscaping, irrigation, electrical lighting, sanitary sewer piping, and storm water piping, but excepting from said responsibility infrastructure improvements that are otherwise regulated by California Public Utilities Commission; and be it

FURTHER RESOLVED: That the hereinabove conditions shall be binding upon the Subdivider and its successors or assigns, affiliated companies or corporations, parent companies or corporations, or partners; and be it

FURTHER RESOLVED: That the successive owners, both individually as purchasers of real property and collectively as a homeowners association, of said lots as delineated on the Final Map shall be responsible for the maintenance in perpetuity of all infrastructure improvements within said easements, excepting from said responsibility infrastructure improvements that are otherwise regulated by California Public Utilities Commission; and be it

FURTHER RESOLVED: That failure by the Subdivider to comply in all aspects with the Agreement for construction of public infrastructure shall void approval of the Final Map and void acceptance of said dedications and shall revert the original parcels comprising Tract No. 7621, Phase 1, to acreage; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to endorse the Final Map for Tract No. 7621, Phase 1; and be it

FURTHER RESOLVED: That the City Clerk of the City of Oakland is hereby authorized to endorse the Final Map for Tract No. 7621, Phase 1, upon its execution by the City Engineer; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to cause the fully executed Final Map for Tract No. 7621, Phase 1, to be filed with the Alameda County Clerk-Recorder for recordation; and be it

FURTHER RESOLVED: That this Resolution shall be effective upon its adoption by a sufficient affirmative votes of the elected members of Council of the City of Oakland, as provided in the Charter of the City of Oakland.

APR 21 2015

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

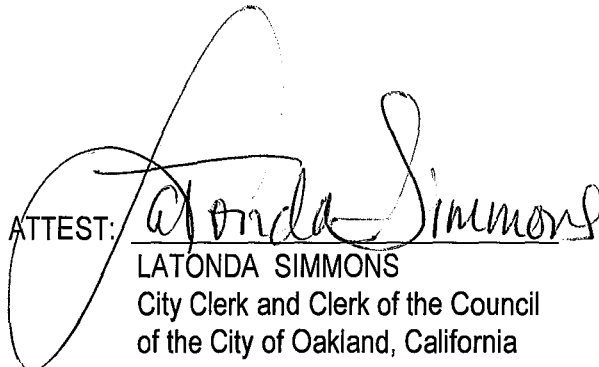
AYES - ~~BRADY~~, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, ~~REID~~ AND PRESIDENT GIBSON MCELHANEY - 6

NOES - 0

ABSENT - Brooks - 1

ABSTENTION - 0

Excused - Reid - 1

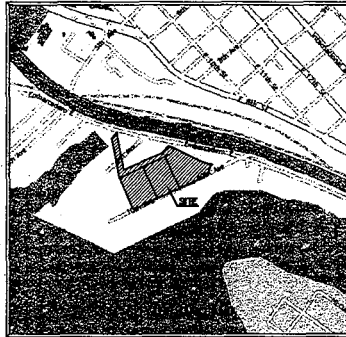
ATTEST: 
LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP, SEE TABLE "A" BELOW, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, SUBJECT TO LENDER'S CONSENT BELOW, THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. TRACT 7621 PHASE 1, CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA.

WE HEREBY IRREVOCABLY OFFERS TO DEDICATE A PUBLIC RIGHT-OF-WAY EASEMENT TO THE CITY OF OAKLAND OVER THE PROPERTY DESIGNATED IN THIS FINAL MAP AS PARCEL X1 AND X4.

WE HEREBY IRREVOCABLY OFFERS TO DEDICATE A PUBLIC UTILITY EASEMENT TO THE CITY OF OAKLAND OVER THE PROPERTY DESIGNATED IN THIS FINAL MAP AS PARCEL X1, X2, X3 AND X4.



VICINITY MAP
NOT TO SCALE

TABLE "A"

TITLE WAS ACQUIRED BY:
STATE OF CALIFORNIA PATENT AND TRUST TERMINATION, RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203239, OFFICIAL RECORDS OF ALAMEDA COUNTY.

GRANT DEED, RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203240, OFFICIAL RECORDS OF ALAMEDA COUNTY.

GRANT DEED, RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY.

STATE OF CALIFORNIA PATENT AND RESERVATION OF PUBLIC TRUST EASEMENT, RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203243, OFFICIAL RECORDS OF ALAMEDA COUNTY.

AS OWNER:

ZARSON-OHP I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
BY: MICHAEL GHIEMETTI
ITS: AUTHORIZED INDIVIDUAL
DATE: 4/13/15

CITY CLERK'S STATEMENT

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

I, LATONDA D. SIMMONS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT MAP NO. 7621, PHASE 1, CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA" WAS PRESENTED TO THE COUNCIL OF THE CITY OF

OAKLAND AT A REGULAR MEETING HELD ON THE _____ OF _____, 2015 AND THAT SAID COUNCIL DID THEREUPON BY RESOLUTION NO. _____ APPROVE SAID MAP.

I HEREBY ACCEPT ON BEHALF OF THE CITY OF OAKLAND, THE AREAS DESIGNATED AS PARCEL X1, PARCEL X2, PARCEL X3, AND PARCEL X4 HEREIN DEDICATED IN ACCORDANCE WITH SECTION OF 16.12.080 OF THE OAKLAND MUNICIPAL CODE.

I FURTHER CERTIFY THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF OAKLAND AND FILED IN MY OFFICE.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2015.

LATONDA D. SIMMONS
CITY CLERK AND CLERK OF THE CITY COUNCIL, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE, AS CHECKED BELOW, THAT:

- () AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF \$ _____ CONDITIONED FOR THE PAYMENT OF ALL TAXES, AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, APPROVED BY SAID LOCAL BOARD IN SAID AMOUNT.
- () ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2015.

ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY CLERK

CITY SURVEYOR'S STATEMENT

I, GILBERT E. HAYES, CITY SURVEYOR, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT MAP NO. 7621, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA", I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

IT WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2015.

GILBERT HAYES, PLS 4700
CITY SURVEYOR, CITY OF OAKLAND



DATE _____

CITY ENGINEER'S STATEMENT

I, MICHAEL J. NEARY, CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTION OF THE CITY ENGINEER OF THE CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED FINAL MAP OF "TRACT MAP NO. 7621, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA;" THAT THE SUBDIVISION SHOWN UPON SAID FINAL MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID FINAL MAP OF "TRACT MAP NO. 7621" COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE TENTATIVE FINAL MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____

DAY OF _____, 2015.

MICHAEL J. NEARY, RCE No. 38547
CITY ENGINEER
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA
LICENSE EXPIRES 03/31/2017



DATE _____

STATEMENT OF THE SECRETARY OF THE PLANNING COMMISSION

I, ROBERT MERKAMP, SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT A TENTATIVE MAP OF TRACT 7621, PHASE 1, CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA, WAS PRESENTED TO THE CITY PLANNING COMMISSION AS PROVIDED BY THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE, THAT AT A MEETING OF SAID CITY PLANNING COMMISSION, HELD ON JUNE 20, 2006, THE SAID COMMISSION APPROVED SAID TENTATIVE MAP UPON WHICH THIS MAP IS BASED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____

ROBERT D. MERKAMP
SECRETARY OF THE CITY PLANNING COMMISSION OF
THE CITY OF OAKLAND, CALIFORNIA

TRACT MAP NO. 7621

PHASE 01 - FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 (S/B2) AND ALL OF PARCEL 4 (S/A) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND TRUST TERMINATION, RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203239, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 4 (P/B1) AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203240, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 1 (P/R1) AND A PORTION OF PARCEL 2 (P/T1) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY AND ALL OF PARCEL 1 (T/R2) AND A PORTION OF PARCEL 2 (T/T2) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND RESERVATION OF PUBLIC TRUST EASEMENT RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203243, OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

APRIL 2015



BKF ENGINEERS
300 FRANK OGAWA PLAZA, SUITE 350
OAKLAND, CA 94612

BKF JOB# 20130175

SHEET 1 OF 6

EXHIBIT A

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF California)
COUNTY OF Alameda)
ON April 13 2015, BEFORE ME, Cindy A LaRose A NOTARY PUBLIC,

PERSONALLY APPEARED, MICHAEL GHIEMETTI WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

NOTARY'S SIGNATURE: Cindy A LaRose
PRINTED NAME: Cindy A LaRose
PRINCIPAL PLACE OF BUSINESS: Oakland
COMMISSION No.: 1956909
COMMISSION EXPIRATION DATE: Oct. 16, 2015

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ZARSON-OHP 1, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN OCTOBER 2013. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 2016, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

Alex Calder
ALEX CALDER, PLS 8863



4-14-2015
DATE

EXISTING EASEMENT NOTE

EASEMENT DESCRIBED IN THE DOCUMENT RECORDED ON FEBRUARY 28, 2005, AS INSTRUMENT NUMBER 2005077956 IS OUTSIDE SUBDIVISION AND THEREFORE NOT PLOTTED.

PUBLIC TRUST EASEMENT RIGHTS ARE ALSO DESCRIBED IN DOCUMENT NUMBER 2013203241, OFFICIAL RECORDS, ALAMEDA COUNTY, DESCRIBES SAME PARCELS AS DOCUMENT NUMBER 2013203243.

BENEFICIARY'S STATEMENT

WE THE CITY OF OAKLAND, A MUNICIPAL CORPORATION, ACTING BY AND THROUGH ITS BOARD OF PORT COMMISSIONERS, (TOGETHER WITH ITS SUCCESSORS AND ASSIGNS), AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST, RECORDED JUNE 10, 2013, AS DOCUMENT NUMBER 2013203245, OFFICIAL RECORDS OF ALAMEDA COUNTY (AS AMENDED), ENCUMBERING THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP.

BY: [Signature]
BY: Pamela Kershaw
ITS: Executive Director
DATE: 4/15/15

BENEFICIARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF California)
COUNTY OF Alameda)
ON April 13 2015, BEFORE ME, Cindy A LaRose A NOTARY PUBLIC,

PERSONALLY APPEARED, Pamela Kershaw WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

NOTARY'S SIGNATURE: Cindy A LaRose
PRINTED NAME: Cindy A LaRose
PRINCIPAL PLACE OF BUSINESS: Oakland
COMMISSION No.: 1956909
COMMISSION EXPIRATION DATE: Oct. 16, 2015

RECORDER'S STATEMENT

FEE NO. _____ FEE \$ _____ PAID, ACCEPTED FOR RECORD

AND FILED THIS _____ DAY OF _____, 2015, AT _____ M. IN

BOOK _____ OF MAPS, AT PAGES _____, ALAMEDA COUNTY RECORDS,

AT THE REQUEST OF FIRST AMERICAN TITLE.

STEVE MANNING, COUNTY RECORDER,
ALAMEDA COUNTY, CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

FEE _____ SERIES# _____

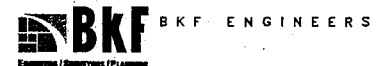
TRACT MAP NO. 7621

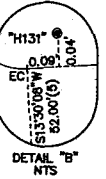
PHASE 01 - FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 (S/B2) AND ALL OF PARCEL 4 (S/A) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND TRUST TERMINATION RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203239, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 4 (P/B1) AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203240, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 1 (P/R1) AND A PORTION OF PARCEL 2 (P/T1) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY AND ALL OF PARCEL 1 (T/R2) AND A PORTION OF PARCEL 2 (T/T2) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND RESERVATION OF PUBLIC TRUST EASEMENT RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203243, OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

APRIL 2015

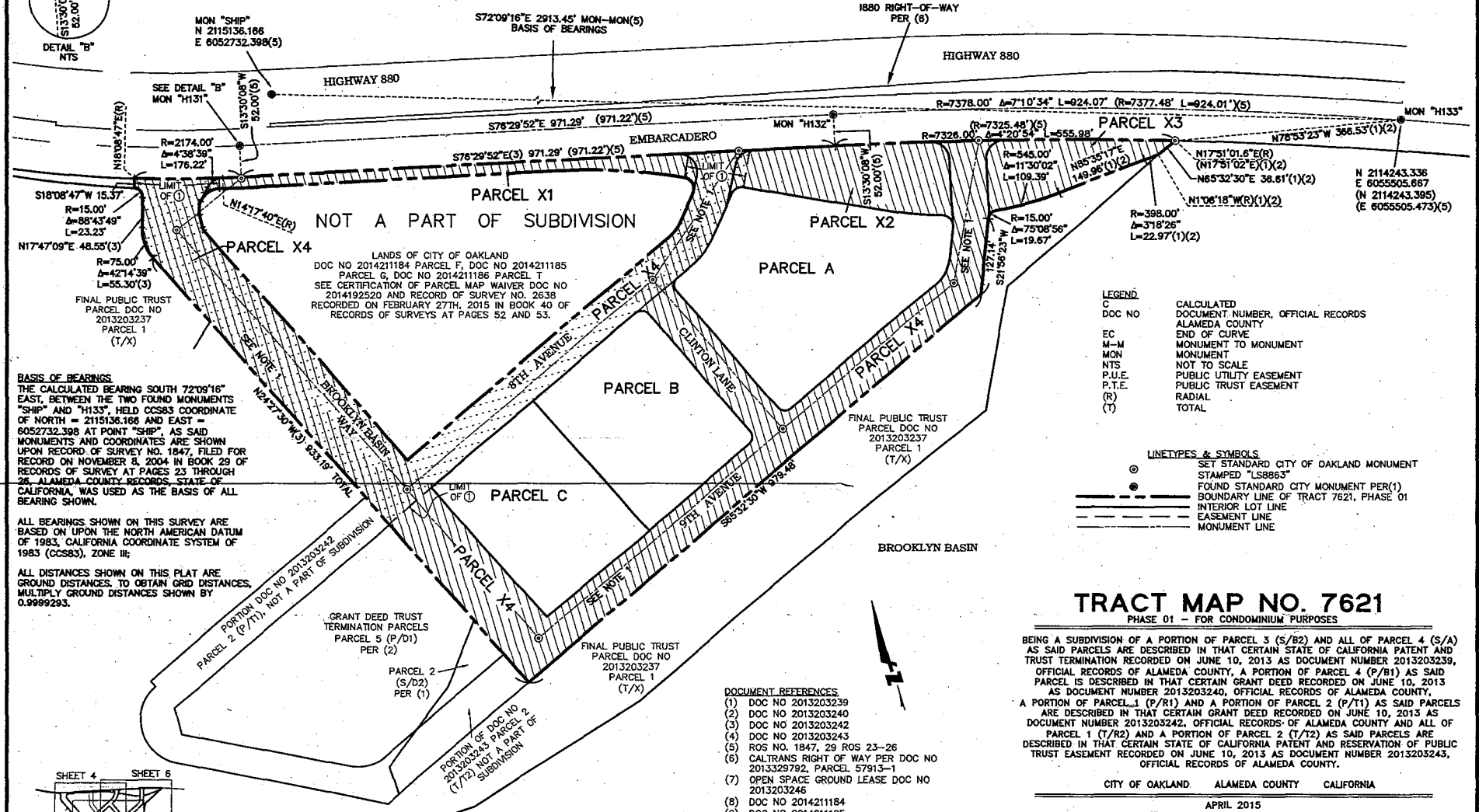




NOTE 1.
PUBLIC RIGHT-OF-WAY EASEMENT IS OFFERED WITH RESPECT TO PARCEL X1 (EMBARCADERO STREET WIDENING) AND PARCEL X4, (BROOKLYN BASIN WAY, 8TH AVENUE, 9TH AVENUE AND CLINTON LANE) SHOWN ON THIS MAP, SEE OWNERS STATEMENT.

① TEMPORARY EASEMENTS FOR ACCESS AND UTILITIES EXISTS FOR BENEFIT OF AND ADJACENT TO PARCELS F, G AND T OVER PORTIONS OF BROOKLYN BASIN WAY AND 8TH AVENUES PER THE FOLLOWING DOCUMENTS
DOC NO 2014211184, DOC NO 2014211185 AND DOC NO 2014211186;

PUBLIC TRUST EASEMENT PER REFERENCES (3)&(4)



BASIS OF BEARINGS
THE CALCULATED BEARING SOUTH 72°09'16" EAST, BETWEEN THE TWO FOUND MONUMENTS "SHIP" AND "H133", HELD CCS83 COORDINATE OF NORTH = 2115136.166 AND EAST = 6052732.398 AT POINT "SHIP", AS SAID MONUMENTS AND COORDINATES ARE SHOWN UPON RECORD OF SURVEY NO. 1847, FILED FOR RECORD ON NOVEMBER 8, 2004 IN BOOK 29 OF RECORDS OF SURVEY AT PAGES 23 THROUGH 26, ALAMEDA COUNTY RECORDS, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF ALL BEARING SHOWN.

ALL BEARINGS SHOWN ON THIS SURVEY ARE BASED ON UPON THE NORTH AMERICAN DATUM OF 1983, CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE II;

ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES SHOWN BY 0.9999293.

LANDS OF CITY OF OAKLAND
DOC NO 2014211184 PARCEL F, DOC NO 2014211185 PARCEL G, DOC NO 2014211186 PARCEL T
SEE CERTIFICATION OF PARCEL MAP WAIVER DOC NO 2014192520 AND RECORD OF SURVEY NO. 2638 RECORDED ON FEBRUARY 27TH, 2015 IN BOOK 40 OF RECORDS OF SURVEYS AT PAGES 52 AND 53.

LEGEND

DOC NO	CALCULATED DOCUMENT NUMBER, OFFICIAL RECORDS
EC	ALAMEDA COUNTY END OF CURVE
M-M	MONUMENT TO MONUMENT
MON	MONUMENT
NTS	NOT TO SCALE
P.U.E.	PUBLIC UTILITY EASEMENT
P.T.E.	PUBLIC TRUST EASEMENT
(R)	RADIAL
(T)	TOTAL

LINE TYPES & SYMBOLS

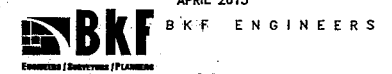
⊙	SET STANDARD CITY OF OAKLAND MONUMENT
⊙	STAMPED "LS9863"
⊙	FOUND STANDARD CITY MONUMENT PER(1)
---	BOUNDARY LINE OF TRACT 7621, PHASE 01
---	INTERIOR LOT LINE
---	EASEMENT LINE
---	MONUMENT LINE

TRACT MAP NO. 7621
PHASE 01 - FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 (S/B2) AND ALL OF PARCEL 4 (S/A) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND TRUST TERMINATION RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203239, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 4 (P/B1) AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203240, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 1 (P/R1) AND A PORTION OF PARCEL 2 (P/T1) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY AND ALL OF PARCEL 1 (T/R2) AND A PORTION OF PARCEL 2 (T/T2) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND RESERVATION OF PUBLIC TRUST EASEMENT RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203243, OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

APRIL 2015



- DOCUMENT REFERENCES**
- (1) DOC NO 2013203239
 - (2) DOC NO 2013203240
 - (3) DOC NO 2013203242
 - (4) DOC NO 2013203243
 - (5) ROS NO. 1847, 29 ROS 23-26
 - (6) CALTRANS RIGHT OF WAY PER DOC NO 2013329792, PARCEL 57913-1
 - (7) OPEN SPACE GROUND LEASE DOC NO 2013203246
 - (8) DOC NO 2014211184
 - (9) DOC NO 2014211185
 - (10) DOC NO 2014211186

SEE EASEMENT NOTE ON SHEET 2

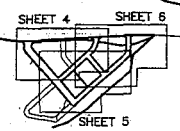


EXHIBIT A

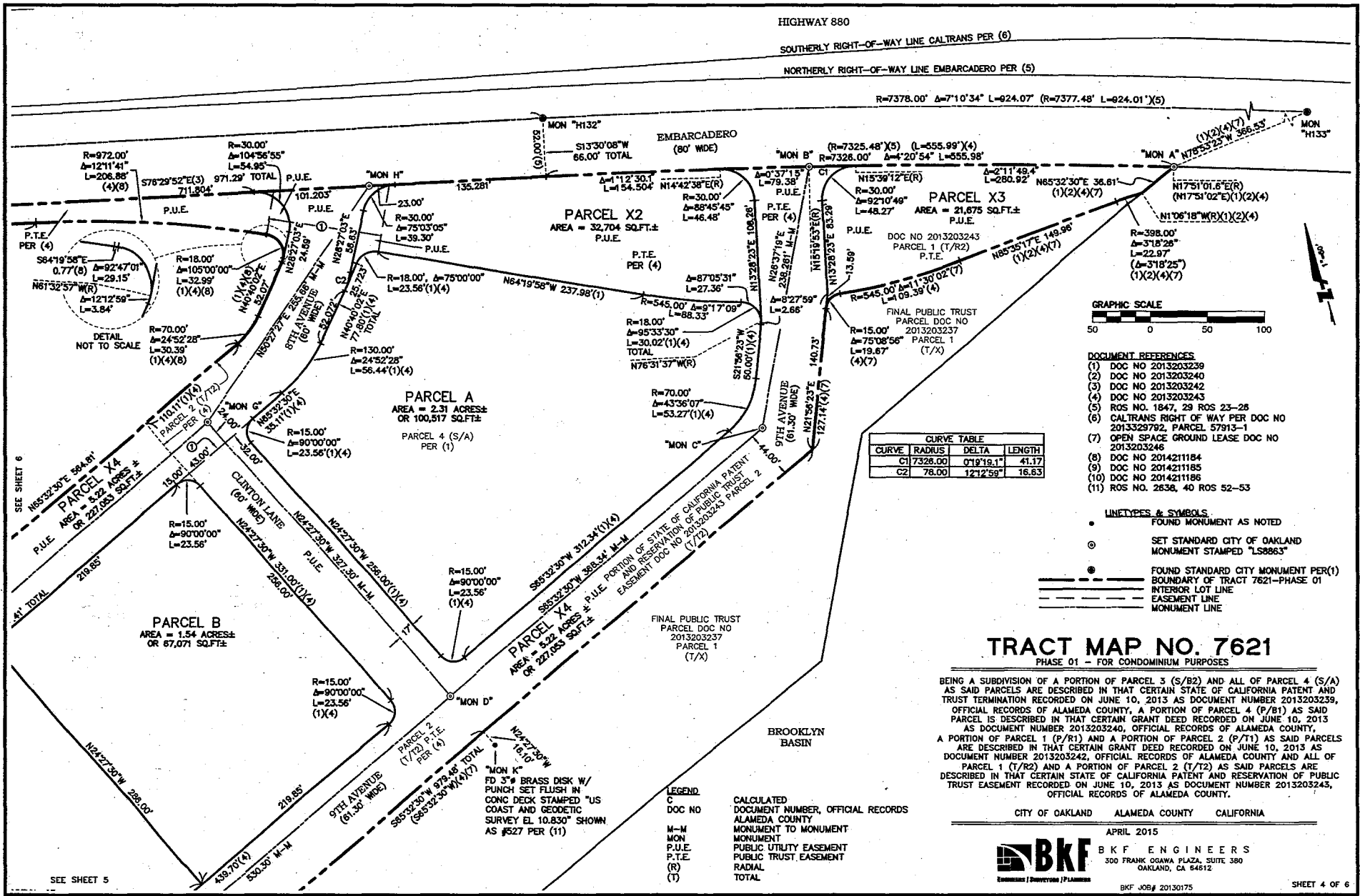


EXHIBIT A

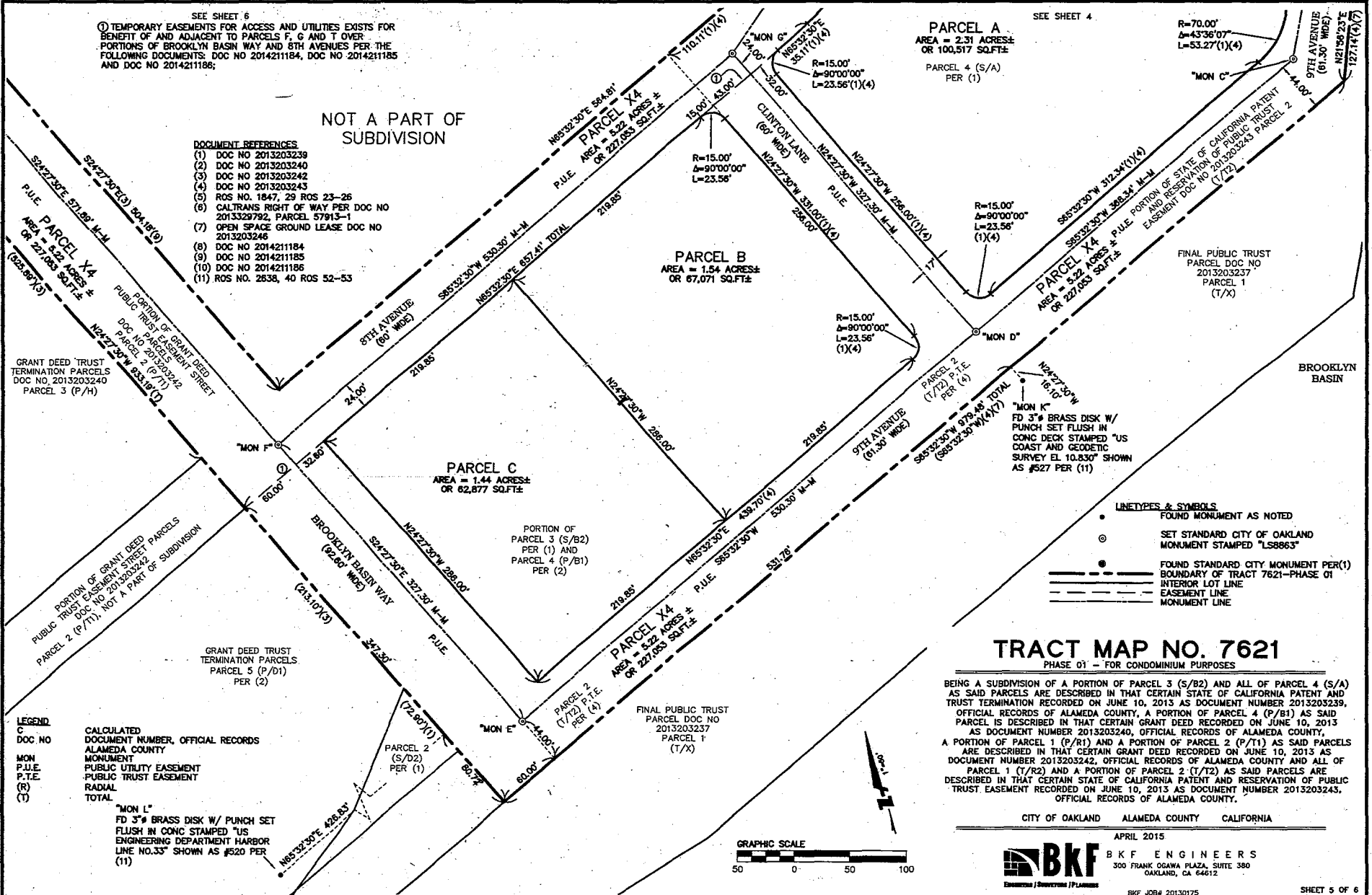
SEE SHEET 6

① TEMPORARY EASEMENTS FOR ACCESS AND UTILITIES EXISTS FOR BENEFIT OF AND ADJACENT TO PARCELS F, G AND T OVER PORTIONS OF BROOKLYN BASIN WAY AND 8TH AVENUES PER THE FOLLOWING DOCUMENTS: DOC NO 201421184, DOC NO 201421185 AND DOC NO 201421186;

NOT A PART OF SUBDIVISION

DOCUMENT REFERENCES

- (1) DOC NO 2013203239
- (2) DOC NO 2013203240
- (3) DOC NO 2013203242
- (4) DOC NO 2013203243
- (5) ROS NO. 1847, 29 ROS 23-26
- (6) CALTRANS RIGHT OF WAY PER DOC NO 2013329792, PARCEL 57913-1
- (7) OPEN SPACE GROUND LEASE DOC NO 2013203246
- (8) DOC NO 201421184
- (9) DOC NO 201421185
- (10) DOC NO 201421186
- (11) ROS NO. 2838, 40 ROS 52-53



SEE SHEET 4

PARCEL A
AREA = 2.31 ACRES±
OR 100,517 SQ.FT±
PARCEL 4 (S/A)
PER (1)

PARCEL B
AREA = 1.54 ACRES±
OR 67,071 SQ.FT±

PARCEL C
AREA = 1.44 ACRES±
OR 62,877 SQ.FT±

PARCEL X4
AREA = 5.22 ACRES±
OR 227,083 SQ.FT±

R=70.00'
Δ=43°36'07"
L=53.27'(1)(4)

R=15.00'
Δ=90°00'00"
L=23.56'
(1)(4)

R=15.00'
Δ=90°00'00"
L=23.56'
(1)(4)

R=15.00'
Δ=90°00'00"
L=23.56'
(1)(4)

MON K
FD 3" BRASS DISK W/
PUNCH SET FLUSH IN
CONC DECK STAMPED "US
COAST AND GEODETIC
SURVEY EL 10.830" SHOWN
AS #527 PER (11)

LINE TYPES & SYMBOLS

- FOUND MONUMENT AS NOTED
- ⊙ SET STANDARD CITY OF OAKLAND MONUMENT STAMPED "LS8863"
- FOUND STANDARD CITY MONUMENT PER (1)
- BOUNDARY OF TRACT 7621-PHASE 01
- - - EASEMENT LINE
- MONUMENT LINE

TRACT MAP NO. 7621

PHASE 01 - FOR CONDOMINIUM PURPOSES

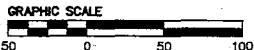
BEING A SUBDIVISION OF A PORTION OF PARCEL 3 (S/B2) AND ALL OF PARCEL 4 (S/A) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND TRUST TERMINATION RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203239, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 4 (P/B1) AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203240, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 1 (P/R1) AND A PORTION OF PARCEL 2 (P/T1) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY AND ALL OF PARCEL 1 (T/R2) AND A PORTION OF PARCEL 2 (T/T2) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND RESERVATION OF PUBLIC TRUST EASEMENT RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203243, OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

APRIL 2015



BKF ENGINEERS
300 FRANK OGAWA PLAZA, SUITE 380
OAKLAND, CA 94612



LEGEND

- DOC NO CALCULATED DOCUMENT NUMBER, OFFICIAL RECORDS ALAMEDA COUNTY
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.T.E. PUBLIC TRUST EASEMENT
- (R) RADIAL
- (T) TOTAL

MON L
FD 3" BRASS DISK W/
PUNCH SET FLUSH IN
CONC STAMPED "US
ENGINEERING DEPARTMENT HARBOR
LINE NO.33" SHOWN AS #520 PER
(11)

EXHIBIT A

PHASE I ON-SITE IMPROVEMENT PLANS

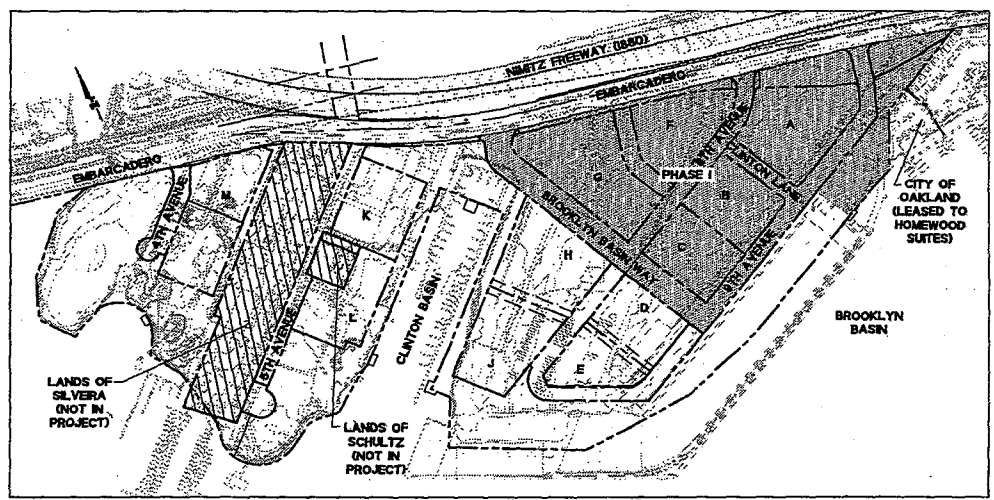
BROOKLYN BASIN

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

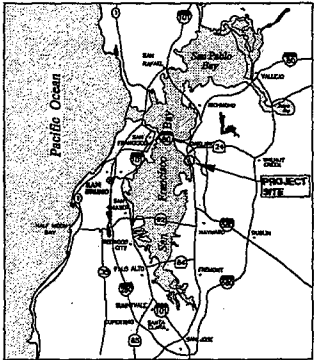
TRACT MAP NO. 7621

SHEET INDEX

SHEET NO	DESCRIPTION
CIVIL DRAWINGS	
1	C1.0 TITLE SHEET
2	C1.1 NOTES, ABBREVIATIONS AND LEGEND
3	C1.2 SHEET INDEX
4	C1.3 BOUNDARY AND EASEMENTS
5	C1.4 BOUNDARY AND EASEMENTS - FOR REFERENCE ONLY
6	C1.5 SITE PLAN
7	C1.6 FIRE ACCESS PLAN
8	C2.0 CONTROL PLAN
9	C2.1 MONUMENT PLAN
10	C2.2 EXISTING CONDITIONS
11	C2.3 EXISTING CONDITIONS
12	C2.4 EXISTING CONDITIONS
13	C2.5 EXISTING CONDITIONS
14	C2.6 EXISTING CONDITIONS
15	C2.7 DEMOLITION PLAN
16	C3.0 HORIZONTAL CONTROL PLAN
17	C3.1 HORIZONTAL CONTROL PLAN
18	C3.2 HORIZONTAL CONTROL PLAN
19	C3.3 HORIZONTAL CONTROL PLAN
20	C3.4 HORIZONTAL CONTROL PLAN
21	C4.0 GRADING PLAN - PARCEL A
22	C4.1 GRADING PLAN - PARCELS A & B
23	C4.2 GRADING PLAN - PARCELS B & C
24	C4.3 GRADING PLAN - PARCEL D
25	C4.4 GRADING PLAN - PARCEL E
26	C4.5 INTERSECTION GRADING - CLINTON LANE & 8TH AVENUE
27	C4.6 INTERSECTION GRADING - BROOKLYN BASIN WAY & 8TH AVENUE
28	C4.7 INTERSECTION GRADING - BROOKLYN BASIN WAY & 9TH AVENUE
29	C4.8 INTERSECTION GRADING - CLINTON LANE & 8TH AVENUE
30	C4.9 GRADING PLAN - BORDETION AREA A
31	C4.10 GRADING PLAN - BORDETION AREA B
32	C4.11 GRADING PLAN - ACCESSIBLE PARKING
33	C4.12 GRADING PLAN - BORDETION AREA B
34	C6.0 PLAN AND PROFILE - BROOKLYN BASIN WAY
35	C6.1 PLAN AND PROFILE - BROOKLYN BASIN WAY
36	C6.2 PLAN AND PROFILE - 8TH AVENUE
37	C6.3 PLAN AND PROFILE - 8TH AVENUE
38	C6.4 PLAN AND PROFILE - 8TH AVENUE
39	C6.5 PLAN AND PROFILE - 8TH AVENUE
40	C6.6 PLAN AND PROFILE - 8TH AVENUE
41	C6.7 PLAN AND PROFILE - CLINTON LANE
42	C6.8 PLAN AND PROFILE - SHORELINE OUTFALL
43	C7.0 TYPICAL STREET SECTIONS
44	C7.1 STREET SECTIONS - BROOKLYN BASIN WAY
45	C7.2 STREET SECTIONS - BROOKLYN BASIN WAY
46	C7.3 STREET SECTIONS - 8TH AVENUE
47	C7.4 STREET SECTIONS - 8TH AVENUE
48	C7.5 STREET SECTIONS - CLINTON LANE
49	C7.6 UTILITY LATERAL PROFILES
50	C8.0 CONSTRUCTION DETAILS
51	C8.1 CONSTRUCTION DETAILS
52	C8.2 CONSTRUCTION DETAILS
53	C8.3 CONSTRUCTION DETAILS
54	C8.4 CONSTRUCTION DETAILS
55	C8.5 CONSTRUCTION DETAILS
56	C8.6 STORM DRAIN OUTFALL STRUCTURE
57	C8.7 SLOSH CONTROL PLAN
58	C8.8 EROSION CONTROL NOTES AND DETAILS
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59	J1.0 JOINT TRENCH COMPOSITE TITLE SHEET
60	J2.0 JOINT TRENCH GENERAL NOTES AND DETAILS
61	J2.1 JOINT TRENCH SECTIONS AND DETAILS
62	J2.2 JOINT TRENCH SECTIONS AND DETAILS
63	J2.3 JOINT TRENCH SECTIONS AND DETAILS
64	J2.4 JOINT TRENCH SECTIONS AND DETAILS
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66	S2.0 STREET LIGHTING SITE PLAN
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70	L1.2 PLANTING NOTES AND SCHEDULE
71	L1.3 PLANTING NOTES AND SCHEDULE
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73	L1.5 LAYOUT IDENTIFICATION PLAN
74	L1.6 LAYOUT IDENTIFICATION PLAN
75	L1.7 LIGHTING PHOTO-METRICS
76	L1.8 PLANTING PLAN
77	L1.9 PLANTING PLAN
78	L1.10 PLANTING PLAN
79	L1.11 BORDETION PLANTING PLAN
80	L1.12 LANDSCAPE DETAILS
81	L1.13 LANDSCAPE DETAILS
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84	L1.16 IRRIGATION PLAN
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87	L1.19 IRRIGATION PLAN
88	L1.20 IRRIGATION LEGBAND AND NOTES
89	L1.21 IRRIGATION DETAILS
90	L1.22 IRRIGATION DETAILS
91	L1.23 IRRIGATION DETAILS
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92	PH-1 PHASING PLAN - BROOKLYN BASIN WAY
LIGHTWEIGHT FILL DRAWINGS	
93	C10.0 FILL PLAN
94	C10.1 FILL PLAN AND PROFILE - BROOKLYN BASIN WAY
95	C10.2 FILL PLAN AND PROFILE - BROOKLYN BASIN WAY
96	C10.3 FILL PLAN AND PROFILE - 8TH AVENUE
97	C10.4 FILL PLAN AND PROFILE - 8TH AVENUE
98	C10.5 FILL PLAN AND PROFILE - 8TH AVENUE
99	C10.6 FILL PLAN AND PROFILE - 8TH AVENUE
100	C10.7 FILL PLAN AND PROFILE - 8TH AVENUE
101	C10.8 FILL PLAN AND PROFILE - CLINTON LANE
102	C10.9 FILL PLAN AND PROFILE - SHORELINE OUTFALL



SITE PLAN
1"=200'



LOCATION MAP
1"=1/2 MI

PROJECT DATA

DEVELOPER:
ZARSON GROUP, LLC
C/O SIGNATURE PROPERTIES
2333 BROADWAY, SUITE 200
OAKLAND, CA 94612
PHONE: (510) 251-2272
CONTACT: PATRICK VAN NISS

ENGINEER:
BKF ENGINEERS
300 FRANK OGAWA PLAZA, SUITE 300
OAKLAND, CA 94612
PHONE: (510) 485-8377
CONTACT: SIMON NORTH

LANDSCAPE ARCHITECT:
GOLDEN ASSOCIATES
4408 MARKET STREET
OAKLAND, CA 94608
PHONE: (510) 485-4030
CONTACT: LESLIE GOLDEN

GEOTECHNICAL ENGINEER:
ENVED
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94598
PHONE: (925) 866-0900
CONTACT: JEFF FIPPH

SHORELINE ENGINEER:
MOFFATT & NICHOL
2185 N. CALIFORNIA BLVD., SUITE 500
WALNUT CREEK, CA 94596-3500
PHONE: (925) 944-5411
CONTACT: NEIL NICHOLS

ENGINEER'S STATEMENT

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

[Signature]
TODD M. ADAIR, P.E.
PRINCIPAL/VICE PRESIDENT
BKF ENGINEERS



4/12/15
DATE

[Signature]
SIMON R. NORTH, P.E.
PROJECT MANAGER
BKF ENGINEERS



4/13/15
DATE

GEOTECHNICAL ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN REVIEWED AND APPROVED FOR CONFORMANCE WITH THE GEOTECHNICAL REPORT, TITLED "BROOKLYN BASIN PHASE I INFRASTRUCTURE IMPROVEMENTS - OAKLAND, CA", DATED NOVEMBER 12, 2013, AND ALL GEOTECHNICAL RECOMMENDATIONS BY ENDRS.

[Signature]
GEOTECHNICAL ENGINEER
ENDRS



4/10/15
DATE

CITY OF OAKLAND

APPROVED: CITY OF OAKLAND FIRE DEPARTMENT (FOR STREET NAMES, FIRE HYDRANT SPACING AND FIRE SERVICE LOCATION AND CONSTRUCTION DETAILS)

BY: _____ DATE: _____

APPROVED: CITY OF OAKLAND TRAFFIC ENGINEERING DEPARTMENT

BY: _____ DATE: _____

APPROVED: CITY OF OAKLAND ELECTRICAL SERVICES

BY: _____ DATE: _____

APPROVED: CITY OF OAKLAND ENGINEERING DEPARTMENT

BY: _____ DATE: _____



Know what's below.
Call before you dig.

PX 1400059

300 FRANK OGAWA PLAZA
SUITE 300
OAKLAND, CA 94612
510/237-3011 (PAX)
510/237-3011 (FAX)



CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
No. 45428
EXP. 12/31/15
CIVIL
STATE OF CALIFORNIA

BROOKLYN BASIN
ON-SITE IMPROVEMENT PLANS
TITLE SHEET
ALAMEDA COUNTY

CITY OF OAKLAND

DATE	03/27/15	PK
DATE AS ISSUED		
DATE FOR REVIEW		
DATE FOR APPROVAL		
DATE FOR SUBMITTAL	03/27/15	
JOB NO.	20130175	
SHEET NUMBER		C1.0
TOTAL SHEETS		1 OF 102

EXHIBIT B

CITY RE-SUBMITTAL 03/27/15

EXHIBIT B

BKF Engineers

300 Frank Ogawa Plaza, Suite 380
Oakland, California 94612

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS
BROOKLYN BASIN - PHASE I ONSITE IMPROVEMENTS
OAKLAND, CALIFORNIA**

PX# 1400059

SUMMARY		
ITEM	DESCRIPTION	TOTAL
1	EROSION CONTROL	\$34,203
2	UTILITIES	\$1,211,494
3	OUTFALL-SHORELINE PARK	\$108,760
4	HARDSCAPE IMPROVEMENTS	\$1,650,649
5	LANDSCAPE IMPROVEMENTS	\$1,066,638
6	LANDSCAPE IMPROVEMENTS - BIORETENTION	\$239,274

TOTAL **\$4,311,018**

GENERAL NOTES

1. This Opinion of Probable Construction Costs is approximate.
2. This estimate does not include:
 - a. Development and Municipal fees.
 - b. Consulting and General Contractor fees.
3. Joint trench and streetlight costs are not included.
4. EBMUD costs are not included.
5. Soft Costs are not included
6. Contingencies have been removed, as agreed upon with City.
7. Demolition and Remediation costs are not included. These costs are part of Grading Permit No. 2.
8. Utility unit costs are lower than cost for installation in typical public streets since work will be on-site and within area already remediated and prepared for trenching, as part of Grading Permit No. 2 work effort.
9. No traffic control required. All work will be on-site.



Summary-actual

\\Bkf-rc\vol4\MAIN\2013\130175\09 Cost Est-Quantities\A Engineers Estimates-Quantities\Onsite Improvements - Engineer's Estimate\Seventh Submittal_CURRENT\15_0331 OnsiteEstimate.xlsx

BKF Job No.: 20130175-10

Estimate Date: 3/31/2015